

TO LET

FULLY FITTED HAIRDRESSERS

Hitchcock & Wright
Partners
CHARTERED SURVEYORS

£33,950 per annum



129 / 131 Allerton Road, Mossley Hill, Liverpool L18 2DD

LOCATION

Allerton Road is a busy district suburban centre located approximately 5 miles south of the city centre, an established shopping and leisure location serving the residential populations of Mossley Hill, Childwall, Allerton, Aigburth and Woolton. Nearby occupiers include Costa, Amplifon, Subway, Betfred, Sainsbury's, Specsavers and other independent restaurants, cafes and drinking establishments.

DESCRIPTION

The premises are arranged over ground and first floor within a mid-terraced property on the east side of Allerton Road between its junctions with Wembley Road and Green Lane benefiting from a constant flow of pedestrians and vehicles. The property is fitted as a high quality hairdressers with a staircase in the sales area leading to an open plan first floor. There is a small yard area at the rear.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate areas:

Ground Floor	750 sq.ft.	(69.70 sq.m.)
First Floor	670 sq.ft.	(62.27 sq.m.)

LEASE

The premises are available by way of a new tenants full repairing and insuring lease for a period of 5 or 10 years.

RENT

£33,950 per annum exclusive.

VAT

The property is not elected for VAT.

BUSINESS RATES

The premises have been assessed as having a rateable value of £21,750.

EPC

Available Upon Request.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact Matt Kerrigan or Alana Finn of Hitchcock Wright & Partners.

Tel. No. 0151 227 3400

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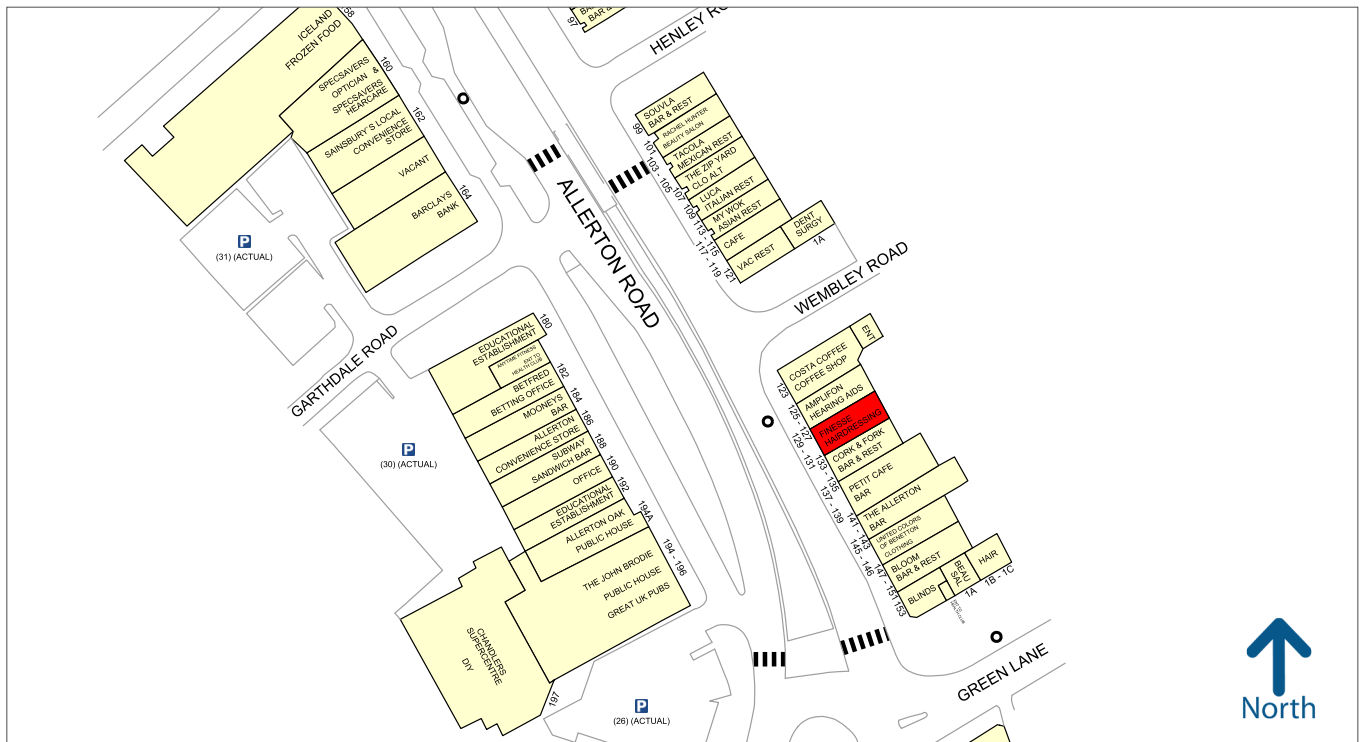
Subject to Contract
Details Prepared June 2024



129 / 131 Allerton Road, Mossley Hill, Liverpool L18 2DD



Liverpool - Allerton Road



50 metres



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